

4.8 LAND USE/PLANNING

This section evaluates the potential for significant impacts on Land Use due to the proposed project. Consistent with the discussion in Section 4.0 (Introduction to the Analysis), based on a preliminary environmental analysis of the proposed project prepared prior to commencement of this EIR and analysis already completed for the BECSP Program EIR, substantial additional analysis of Land Use impacts is not required. Rather, this section includes a discussion of the current environmental setting, the proposed project and its relationship to the BECSP, where applicable; a discussion of consistency with the environmental analysis prepared for the BECSP, where applicable; any new information or analysis pertinent to the current analysis and identification of impacts; and significance conclusions. All impacts are considered to be less than significant.

Data used to prepare this section were obtained from the BECSP EIR and City of Huntington Beach General Plan. Full bibliographic entries for all reference materials are provided in Section 4.8.4 (References) at the end of this section.

4.8.1 Environmental Setting

The proposed project site is located approximately 0.5 mile west of I-405 at the northeast corner of Gothard Street and Edinger Avenue. The proposed project site is surrounded to the north by commercial and office uses within the 60,000 sf College Country Center (to be replaced by the approved Amstar/Red Oak Project); to the east by the Union Pacific Railroad right-of-way, a vacant Montgomery Ward department store and auto repair facility (to be replaced by The Revised Village at Bella Terra project); to the south by commercial uses across Edinger Avenue, and to the west across Gothard Street by Golden West College, a 2-year college consisting of approximately 14,000 students on a 122-acre campus.

The proposed project site has a General Plan Land Use designation of Mixed Use-Specific Plan Overlay-Design Overlay (M-sp-d). The Mixed Use designation permits a range of commercial and multi-family residential uses. Development permitted in this designation is governed by a Specific Plan (SP), allowing for greater design flexibility to address the uniqueness of a particular area. The project site is zoned as Specific Plan 14 (SP-14), also referred to as the Beach and Edinger Corridors Specific Plan (BECSP). According to Figure 2.1 (Corridor Centers and Segments Map) of the BECSP, the southern portion of the project site, along Edinger Avenue is designated as Town Center Core, while the remaining portion of the project site is designated as Town Center Neighborhood. Development would be subject to the BECSP's Development Code for those designations, as applicable.

The primary objective of the BECSP is to enhance the overall economic performance, physical beauty, and functionality of both the Beach Boulevard and Edinger Avenue corridors. BECSP Section 1.1 (Community Objectives) provides a number of specific objectives of the BECSP, included in this EIR in Section 3.3 (Project Objectives). The BECSP is intended to be a guide for future development, and initiate the transformation of the corridors from commercial strip to a pattern of centers and segments. BECSP Section 1.4.2 states that within the Town Center Neighborhood designation, in which the proposed project site is located, near-term development activities (the proposed project) would develop

large areas of vacant underutilized land, creating an urban neighborhood that would support the Town Center Core, which would provide retail, restaurant and entertainment uses fronting Edinger Avenue. Through application of the BECSP Development Code, the Town Center Neighborhood would feature the City's widest range of contemporary housing types and possibly a wide mixture of uses, all concentrated within walking distance of the Town Center Core's theater, shops, restaurants, cafes, nightlife and amenities.

All new development within the BECSP area must adhere to the BECSP Development Code. There are three types of development codes within the BECSP; development standards, development regulations and guidelines. Conformance with the development standards is mandatory and standards are unique to each designation. Development regulations are detailed municipal policies that do not vary by designation. Guidelines are intended to ensure that new development conforms to the intent of the BECSP; however, the conformance to guidelines is not mandatory.

4.8.2 Regulatory Framework

Refer to Section 4.8.2 (Regulatory Framework) of the BECSP Program EIR, for applicable federal, state, and local regulations that would apply to the proposed project. No new regulations have been implemented since the certification of the Program EIR.

The BECSP Development Code, which includes development standards, development regulations, and guidelines, governs all development actions with the BECSP area, including the proposed project site. The proposed project would be subject to development standards specific to the proposed project site's BECSP designations of Town Center Core and Town Center Neighborhood, included as BECSP Section 2.1.3 (Town Center Core) and Section 2.1.4 (Town Center Neighborhood).

4.8.3 Project Impacts and Mitigation

This section provides a discussion of impacts related to land use based on Appendix G of the 2010 CEQA Guidelines thresholds of significance, as follows:

- Physically divide an established community
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- Conflict with any applicable habitat conservation plan or natural community conservation plan

■ Physically Divide an Established Community

Adjacent uses to the project site include commercial and institutional development. The proposed project site is bound to the north by commercial development, to the east by the UPRR right-of-way, to the south by Edinger Avenue and to the west by Gothard Street. Furthermore, the proposed project would not extend past the existing project site boundaries and would not encroach upon adjacent properties. As such, implementation of the proposed would not result in the division of an established community. This is considered a *less than significant* impact.

■ Conflict with Any Applicable Land Use Plan, Policy, or Regulation

Overall, the proposed project is consistent with the City's land use policies that generally encourage projects to provide a mix of uses that are compatible and harmonious with surrounding development, and amenities that enhance the image and quality of life and the environment. The proposed project is also consistent with General Plan policies that are designed to address the image of the community, promote compatibility between land uses, and support the City's image as a regional activity center that would provide the community and region with economic and service benefits. A consistency analysis for applicable land use policies is provided under Impact 4.8-1 of the BECSP EIR. Applicable plans in this consistency analysis include SCAG's Regional Comprehensive Plan (RCP) and Regional Transportation Plan (RTP), as well as the City of Huntington Beach General Plan Urban Design and Land Use Elements. The proposed project implements the broad policies established in the City of Huntington Beach General Plan to guide growth and change within the City.

The proposed project was designed to respond to the issues facing the corridors and improve the existing visual character and quality of the project site and its surroundings, as well as to achieve the stated community objectives of the BECSP, included in Section 3.3 of this EIR. The proposed project would achieve these objectives, through the application of the BECSP Development Code.

As previously discussed the proposed project site is located within the Town Center Neighborhood and Town Center Core designations of the BECSP. As such, development on the proposed project site is regulated by these district designations. Applicable development standards are included in BECSP Sections 2.1.3 and 2.1.4.

The project proposes the development of approximately 896,154 sf of building area, distributed amongst six building pads or blocks connected by a network of new streets and sidewalks, and oriented around a 0.75-acre public open space area, as required by BECSP Section 2.6.2. The public open space area would be encircled by a one-way loop road, sidewalks, street trees, and parkway landscaping. Street improvements along Edinger Avenue would also be included as part of the proposed project.

Development on each block would consist of five- and six-story buildings, as permitted by Town Center Neighborhood Development Standards (BECSP Section 2.3.1), with four to five levels of one- and two-bedroom residential apartment units over street level live-work units or retail uses, and structured, subterranean parking. The buildings fronting Edinger Avenue would be a maximum of four stories, consistent with Town Center Code Development Standards (BECSP Section 2.3.2). Each block would also include private recreational amenities, including a swimming pool and common open space areas, as well as on-street parking.

The project proposes the development of a maximum of 984 dwelling units (du), including apartment and live/work rental units. Commercial uses proposed would include approximately 60,000 sf of ground floor retail, located along the Edinger Avenue frontage and along a portion of Gothard Street at the intersection of the Gothard Street and Edinger Avenue. The commercial uses would provide neighborhood retail and services, with a focus on specialty goods stores, banking, restaurants, and café spaces. Proposed land uses are consistent with those permitted in both the Town Center Neighborhood

and Town Center Code designations, as provided in the relevant Development Standards sections (BECSP Sections 2.1.2 and 2.1.3).

Additionally, the proposed project would be subject to BECSP Section 2.2.3 (Affordable Housing Requirements) that requires 10 percent of all new residential construction consisting of three or more units be affordable housing units. This section allows for the affordable units to be provided at an off-site location to fulfill the affordable housing requirements. Compliance with BECSP Section 2.2.3 would contribute to the City meeting its RHNA. A portion of the project site is within a redevelopment project area and would be required to provide 15 percent affordable units of the total number of units that are located within the redevelopment project area. These units could also be provided off-site, but if located outside of the redevelopment area, affordable units would be provided at a ratio of 2:1.

To ensure that proposed development is consistent with the BECSP, the proposed project is required to submit a Site Plan Review application. In order for the Site Plan Review application to be approved, the Director of Planning and Building must make the following findings:

- i. The project is consistent with the City's General Plan and all applicable requirements of the Municipal Code
- ii. The project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood
- iii. The project will not adversely affect the Circulation Plan of this Specific Plan
- iv. The project complies with the applicable provisions of the BECSP and other applicable regulations

Approval of the proposed project's Site Plan Review application will ensure that the proposed project would not conflict with any applicable plans, policies, and regulations. This is considered a ***less than significant*** impact.

■ Conflict with Any Applicable Habitat Conservation Plan or Natural Community Conservation Plan

There are no applicable habitat conservation plans or natural community conservation plans within the Specific Plan area. ***No impact*** would occur.

Applicable Mitigation of the BECSP EIR

No mitigation relating to Land Use was required in the BECSP EIR.

■ Cumulative Impacts

Project-related impacts for environmental issue areas that did not require substantial additional analysis from what was provided in the BECSP EIR are considered to be less than significant with mitigation. In addition, the proposed project would not result in impacts different from or greater than previously analyzed in the BECSP EIR. Therefore, additional cumulative impact analysis is not required for these issue areas, including Land Use.

4.8.4 References

Huntington Beach, City of. *Beach and Edinger Corridors Specific Plan Environmental Impact Report*, November 2009.

———. *City of Huntington Beach General Plan*, May 13, 1996.

